



Lapwing Close, Beckingham, Doncaster DN10 4SR
Asking Price £450,000

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EXCLUSIVE



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We are pleased to offer to the market this executive four bed detached house located in the popular village of Beckingham with transport links to the surrounding market towns including Bawtry, Retford and Gainsborough. which are all well served with numerous amenities including retail outlets, lesiure and medical facilities and educational establishments. VIEWING IS HIGHLY RECOMMENDED to avoid disappointment. The property is offered to the market with NO ONWARD CHAIN for ease of purchase.





ACCOMMODATION

Composite entrance door with uPVC double glazed window to the front elevation leading into:

ENTRANCE HALL

Stairs rising to the first floor accommodation, radiator, laminate flooring, inset spotlights to ceiling and doors giving access to:

LOUNGE

16'4" x 11'0"

uPVC double glazed window to the front elevation, two radiators and coving to ceiling.

PLAYROOM/DINING ROOM

11'0" x 10'1"

uPVC double glazed window to the front elevation and radiator.

DOWNSTAIRS W.C.

5'10" x 3'2"

Suite comprising w.c., hand basin mounted in vanity unit with tiled splashbacks, chrome heated towel rail, laminate flooring and spotlights to ceiling.



OPEN PLAN KITCHEN/DINER

33'1" x 11'2"

uPVC double glazed windows to the rear elevation overlooking the garden and triple bi folding doors giving access out to the enclosed lawned garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface and splashbacks. Inset stainless steel sink and drainer with mixer tap over, integrated double oven, four ring electric hob with extractor over, integrated fridge and freezer and dishwasher. Two radiators, laminate flooring, inset spotlights to ceiling and door giving access to:

UTILITY ROOM

6'9" x 5'9"

Double glazed composite entrance door to the side elevation giving access out to the block paved driveway, fitted base and wall units with complementary work surface, inset stainless steel sink and drainer, provision for automatic washing machine and space for dryer, spotlights to ceiling and laminate flooring.

FIRST FLOOR LANDING

uPVC double glazed window to the front elevation, double storage cupboard housing the hot water cylinder, radiator, loft access and doors giving access to:



MASTER BEDROOM

13'8" x 10'11"

Two uPVC double glazed windows to the rear elevation overlooking the garden, radiator. Door giving access to walk in Wardrobe/Dressing Room with two double mirror fronted sliding door wardrobes and second door giving access to:

EN SUITE SHOWER ROOM

6'2" x 4'10"

uPVC double glazed window to the side elevation, three piece suite comprising w.c., hand basin mounted in vanity unit, walk in double shower cubicle, tiled floor and walling. Chrome heated towel rail and spotlights to the ceiling.

BEDROOM TWO

11'3" x 11'8" with recess into the doorway

uPVC double glazed windows to the front elevation and radiator. Door giving access to:

EN SUITE SHOWER ROOM

7'3" x 4'6"

Three piece suite comprising w.c., hand basin mounted in vanity unit and



walk in shower cubicle, tiled floor and walls, chrome heated towel rail, spotlights to ceiling.

BEDROOM THREE

13'9" x 10'0"

Two uPVC double glazed windows to the front elevation and radiator.

BEDROOM FOUR

11'3" x 10'11"

uPVC double glazed windows to the rear elevation and radiator.

FAMILY BATHROOM

7'4" x 6'2"

uPVC double glazed window to the rear elevation, three piece bathroom suite comprising w.c., hand basin mounted in vanity unit, bath with shower attachment, tiled floor and walls, chrome heated towel rail and inset spotlights to the ceiling.

EXTERNALLY

To the front is a lawned garden with block paved driveway with off road parking for multiple vehicles leading to the double Garage with light and power and pedestrian door to the side. The enclosed rear garden is mainly set to lawn with patio area.



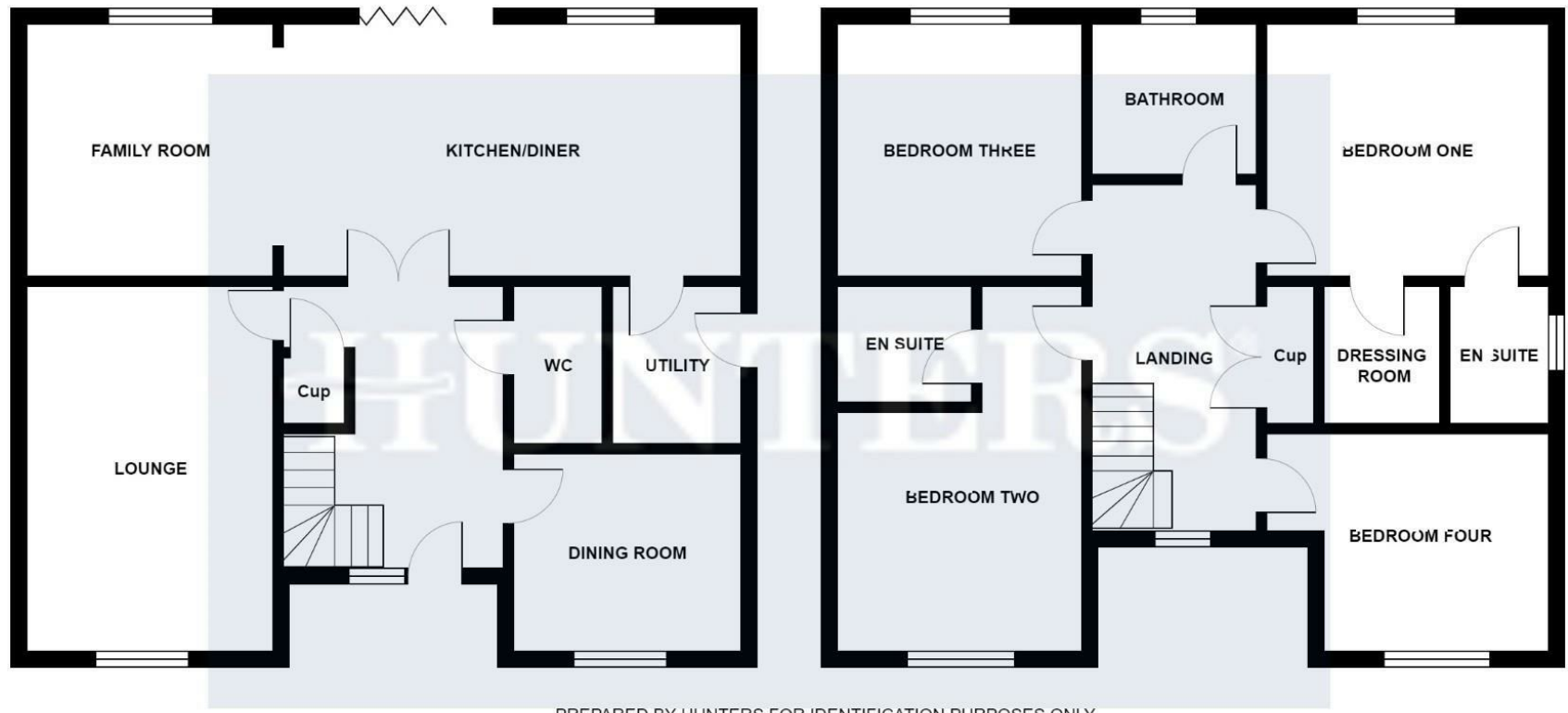
COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property, subject to verification and confirmation by the Council, is in Rating Band 'E'

TENURE - FREEHOLD

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough - 01427 616118 <https://www.hunters.com>

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